

IN RE: PETITION FOR VARIANCES * BEFORE THE
Northwest Corner of Lyons * DEPUTY ZONING
Mill Road and Painters * COMMISSIONER
Mill Road * OF
Second Election District *
Third Councilmanic District *
Estate of John E. Crooks, * BALTIMORE COUNTY
et al., Petitioner * CASE NO. 90-523-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks several variances to permit: a 13' separation between a building and adjoining lot garage in lieu of the required 40' separation for heights between 30' and 40' for lots 1-98, inclusive; a 20' building to building separation in lieu of the required 40' separation for heights between 30' and 40' for lots 1-98, inclusive; a 6' separation from garage to adjoining lot adjoining lot garage in lieu of the required 16' separation for heights between 0' and 20' for lots 1-98, inclusive; window to tract boundary separations of 25' in lieu of the required 35' separation for lots 4-7, 80-87, 89-95 inclusive; building to tract boundary separation of 25' in lieu of the required 30' separation for lots 4-7, 80-87, 89-95, inclusive; side window to side window separations of 20' in lieu of the required 40' separation for lots 1-98, inclusive; rear window to rear window separations of 30' in lieu of the required 40' separation for lots 18-20, 23, 24, 32-39, 42-48, 59, 60, 67-75 and 88, inclusive; window to side lot line separation of 10' in lieu of the required 15'

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Date July 14, 1990
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separation for lots 1-98, inclusive; window to street right-of-way separation of 20' in lieu of the required 25' separation for lots 1-98, inclusive; garage to street separation of 20' in lieu of the required 22' separation for lots 1-98, inclusive. Provided that the above variances are granted, petitioner further requests several variances for projections into yards to permit: window to tract boundary of 15' in lieu of the required 18.75' (per building setback variance of 25') for lots 4-7, 80-87 and 89-95 inclusive; window to tract boundary of 25' in lieu of the required 26.25' (per required building setback of 35') for lots 80-87, 89-95; a building to tract boundary of 15' in lieu of the required 18.75' (per building setback variance of 25') for lots 4-7, 80-87 and 89-95, inclusive; window to side lot line variances of 0 feet in lieu of the required 7.5' (per building setback variance of 10') for lots 1-98, inclusive; a window to street right-of-way variance of 15' of the required 18.75' (per building setback of 25') for lots 1-4, 12-17, 61-66 and 76-80, inclusive; a rear lot line setback of 5' in lieu of the required 11.25' (per building setback of 15') for lots 8-11, 18-60, 67-75, 88 and 96-98 inclusive.

At the hearing, Petitioner dropped its request for a variance to permit window to tract boundary separations of 25' in lieu of the required 35' separation for lots 80-87 and 89-95 only, to allow building to tract boundary separations of 25' in lieu of the required 35' separation for lots 80-87 and

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Date July 14, 1990
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2

89-95 only, to allow a window to tract boundary of 15' in lieu of the required 18.75' (per building setback variance of 25') for lots 80-87 and 89-95 only, to allow a window to tract boundary of 25' in lieu of the required 26.25' (per required building setback of 35') for lot #8 only and to allow a building to tract boundary of 15' in lieu of the required 18.75' (per building setback variance of 25') for lots 80-87 and 89-95. An accurate listing of all variances requested on a lot by lot basis was submitted following the hearing as Petitioner's Exhibit B and was shown in chart form on a revised site plan labeled Petitioner's Exhibit 1.A.

The Petitioner, by Steven Koren, development manager for Continental Realty Corporation for the Village of Painters Mills project, appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of Petitioner, was George Gavrelis, Daft, McCune & Walker. Pam Auerbach from the Berkus Group architectural firm appeared at the hearing on behalf of the Petitioner but did not testify. Petitioner also called Pat Keller, Deputy Director of the Office of Planning and Zoning.

Susan O. Turner, Stanley C. Miles, D.F. Beck, Lee Chris M. Romm, and Frances H. Prochazka (collectively, the "Protestants") appeared at the hearing to voice their concerns regarding the proposed project. In particular, Protestants expressed several concerns regarding the proposed development, including the placement of the proposed open space access to

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Date July 14, 1990
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3

the development along the east property line, the setback variances requested along the east property line (subsequently withdrawn at the request of Petitioner), the fence plan including the type and placement of the fencing, storm water management, and the possible placement of sheds on the lots in the development. Ms. Prochazka was also concerned with granting any of the variances requested by Petitioner and development of the site in general.

Testimony and the exhibits entered into the record indicate that the subject property consists of 22.0398 acres gross acreage and 19.678 acres net acreage and is zoned D.R. 16. Said property is located on the north side of Lyons Mill Road west of Painters Mill Road. Petitioners propose to develop the subject property with 98 single-family dwelling units.

Mr. Koren testified that the entire Village of Painters Mill project, of which the subject parcel is only a portion, was to be developed as an integrated part of the Town Center of Owings Mills. Mr. Koren testified that it was important that the project, including this portion, embody a "village concept." This village concept would entail a variety of integrated uses with an emphasis on open space and pedestrian pathways. In conjunction with the Berkus Group (the architect) and Daft, McCune & Walker (the engineers), it was determined that single-family development was an appropriate use for the subject property.

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Date July 14, 1990
By [Signature]

4

Garden apartment development was ruled out because it would abut existing single-family homes and had already been developed as part of the Village of Painters Mill. Mr. Koren argued that townhome development, although feasible, would not be a unique component of the village project. Mr. Koren testified that to develop the property according to its most appropriate use, i.e. single-family homes, in conjunction with the village concept of open space and pedestrian pathways, the area variances would be required and that a practical difficulty would exist if the area requirements were applied. Mr. Koren also noted that this property could be developed at a much higher density without the need for such variances.

Mr. Gavrelis testified in some detail with regard to the practical difficulty of meeting the setback requirements for each lot and that the variances are necessary to develop single family housing consistent with the purposes of the DR zone as part of the village concept. Also, Mr. Gavrelis testified that variances involving projections into yards by decks and patios would be required if the first level of variance requests were approved. Mr. Gavrelis testified that the construction of decks was a typical modern day feature and desirable option for most new single family residences. In addition, Mr. Gavrelis testified that it would be desirable for the developer to construct the decks to insure uniformity, so as to be aesthetically pleasing. In response to Ms. Turner's concern regarding the placement of the open space

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5

access to the development, the developer agreed to move same from between lots 91 and 92 to between lots 94 and 95.

Mr. Keller testified favorably and modified the comments that he submitted on May 17, 1990. He referred to the project as one for the development of dense single-family units and stated that single-family homes were appropriate for this site. He testified that adequate space existed in the front, rear and side yards for the proposed development.

Mr. Keller also recommended that the building of fences be regulated to keep the types of fences uniform. He recommended that a fence be built along the back of lots abutting Lyons Mill Road, but the location of the fence should not encroach upon the right-of-way (a fence plan is shown on Petitioners' Exhibit B submitted following the hearing as part of this case). He testified that his previous concern with regard to the aesthetics of this type of dense single-family development would be satisfied by the developer's proposal to offer a variety of architecturally distinct housing types and locations for those houses. He further stated that his concerns with regard to pedestrian traffic through the project and landscaping of the project were satisfied by the submission of a streetscape as Exhibit 3, which was amended in response to Protestants concern, and that sets forth a detailed landscape plan and an open space pathway system.

Mr. Keller stated that there should be restrictions against the enclosure of decks and patios and against the

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Date July 14, 1990
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6

construction of storage sheds on the various lots and that decks and patios be placed at a sufficient distance away from adjacent structures. The developer's representative responded favorably to these concerns by modifying its request for variances for certain affected lots.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner with regard to his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must show the following:

- (1) Whether compliance with the strict letter of the restrictions governing ..., setbacks, ... would unreasonably prevent the owner from using the property for a permitted purpose or render conformity with such restrictions unnecessarily burdensome;
- (2) Whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved, and be more consistent with justice to other property owners; and
- (3) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Id. at 214-15; see also Anderson v. Bd., Town of Chesapeake Beach, 22 Md.App. 28, 39 (1974).

It is clear from the testimony and exhibits that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and

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7

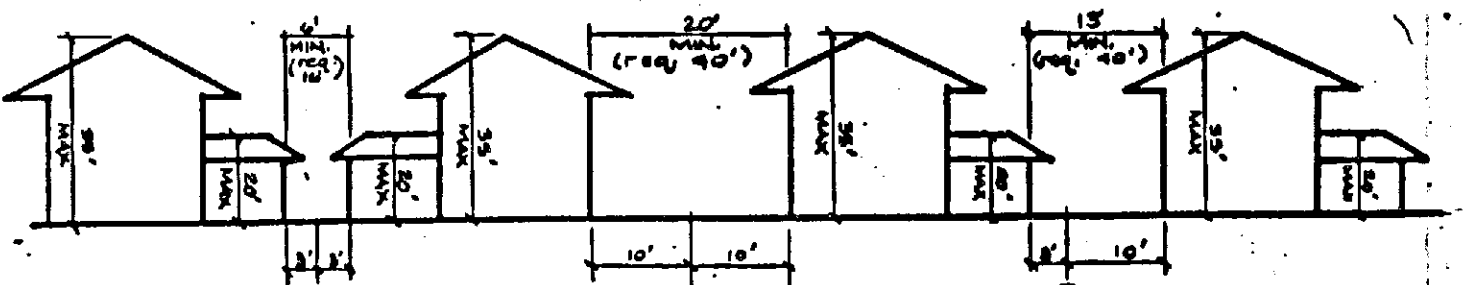
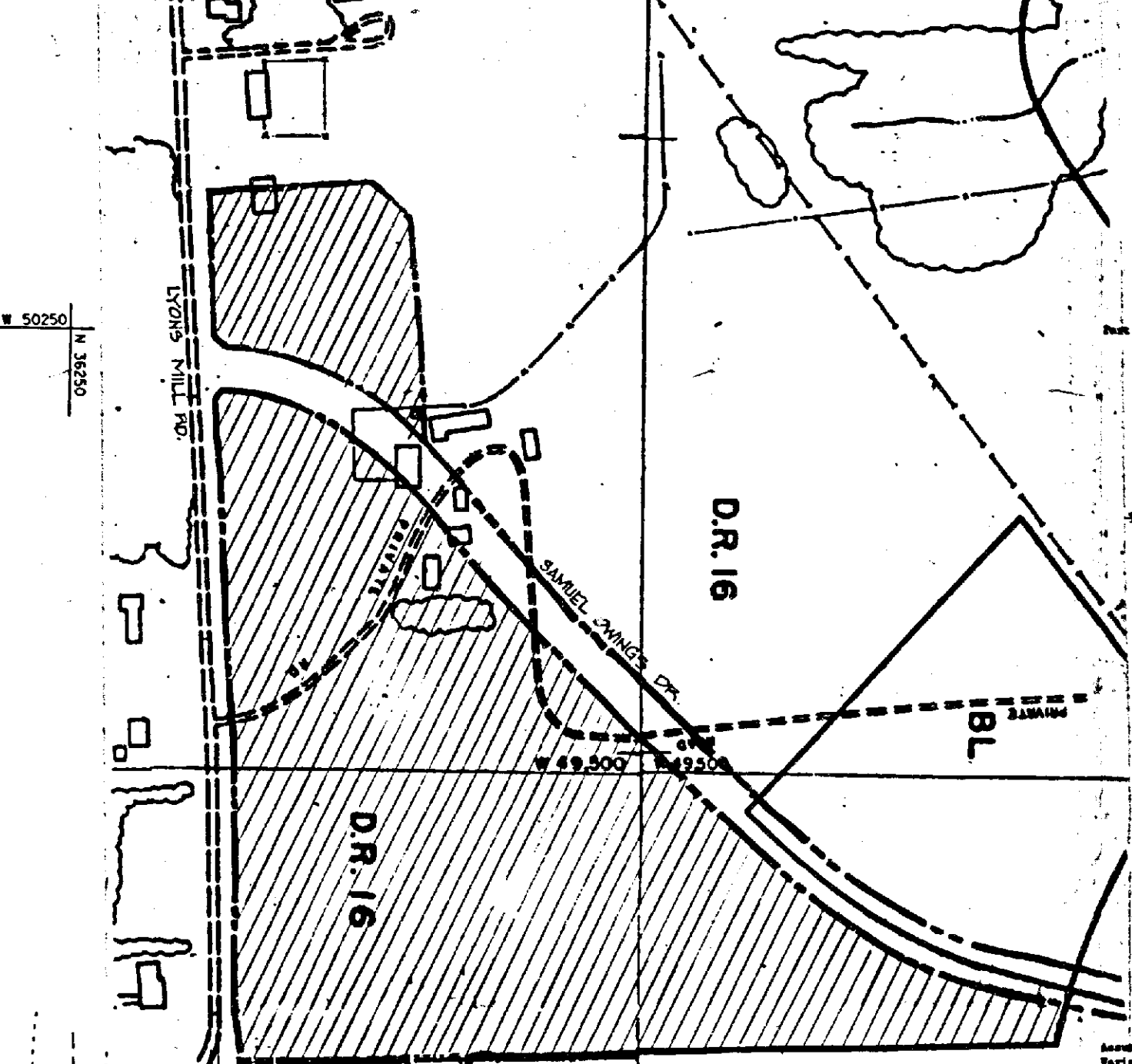
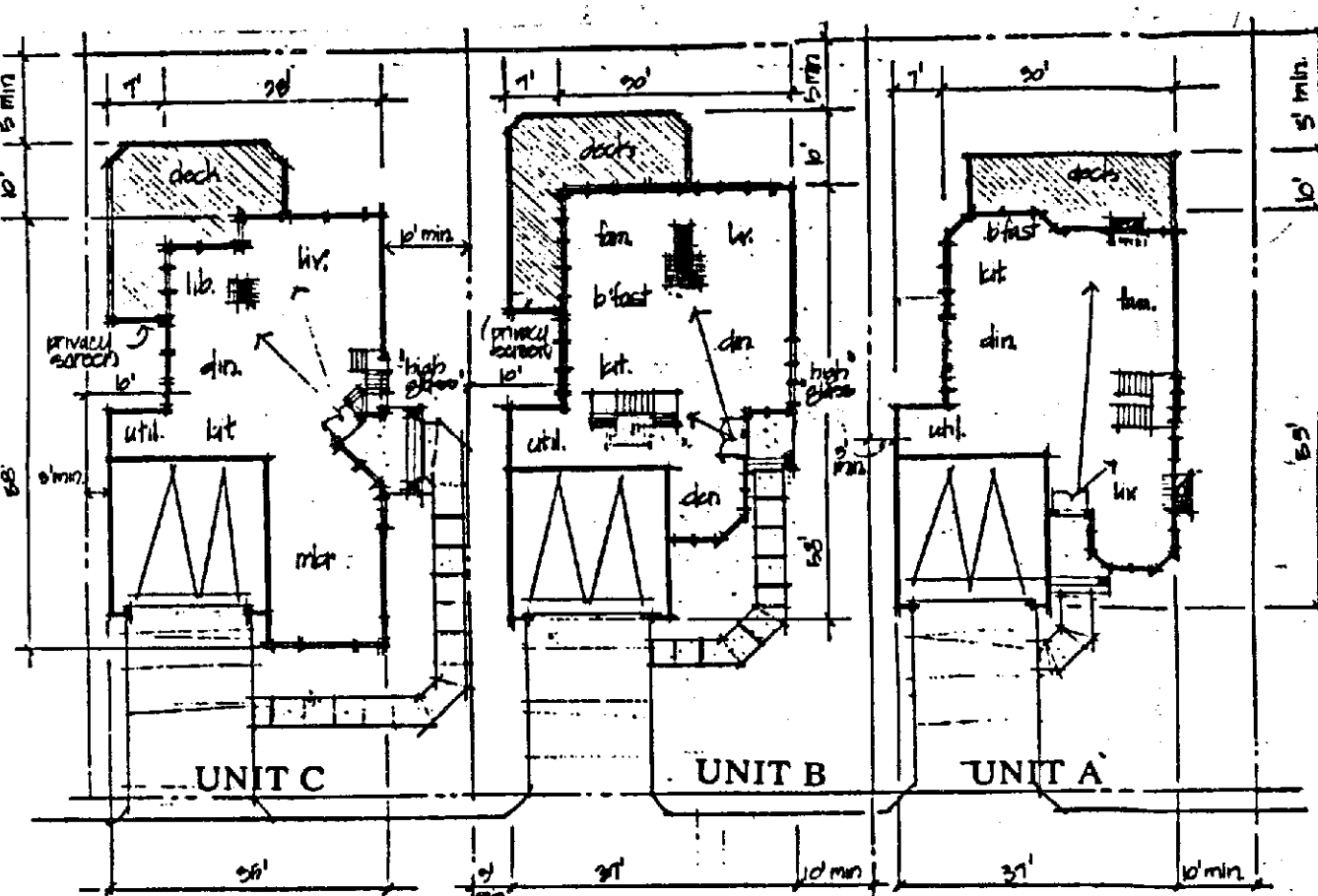
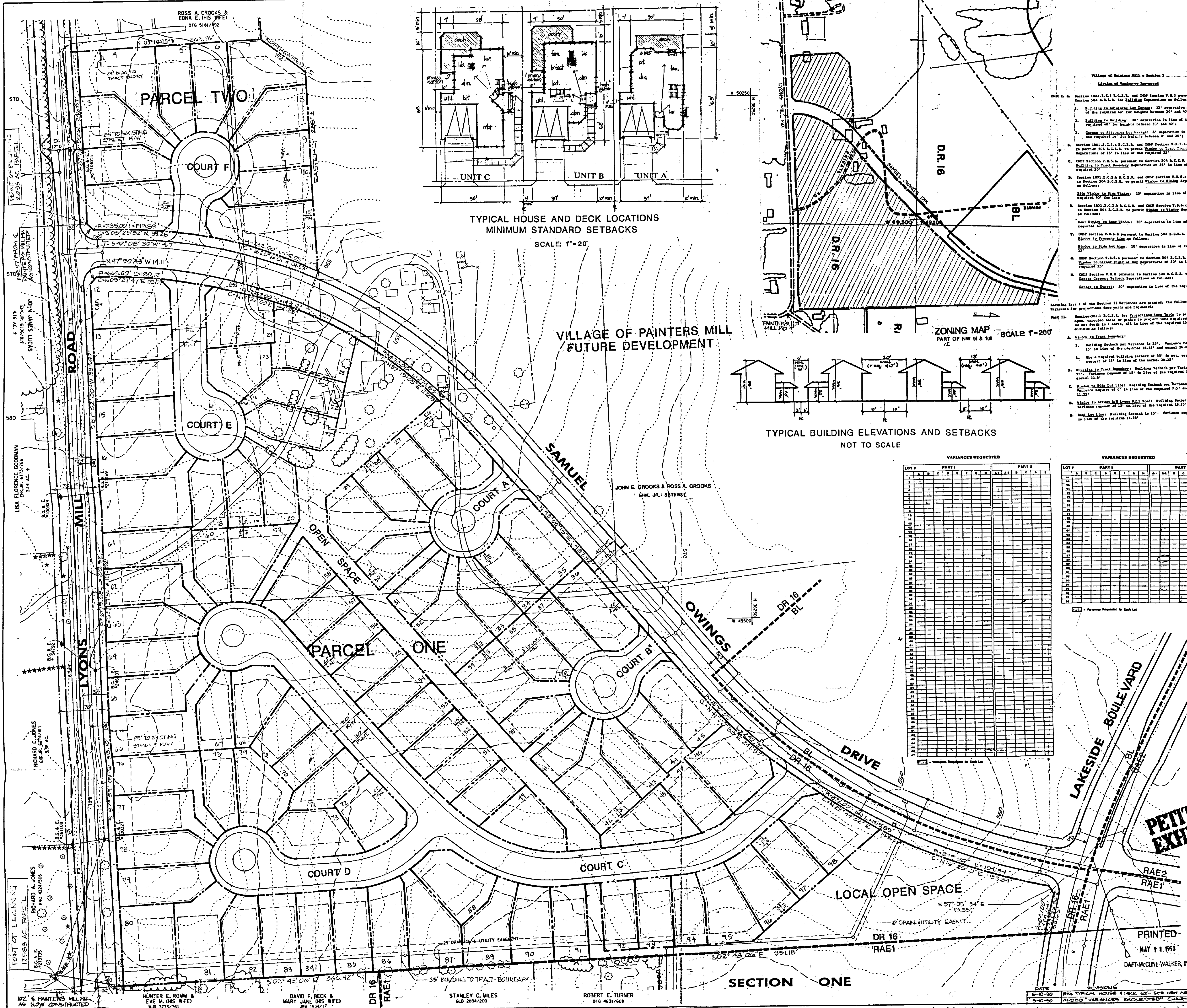
general welfare, provided the restrictions hereinafter set forth are met.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions and for the reasons given above, the variances requested should be GRANTED.

Therefore, IT IS ORDERED by the DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY this 10th day of October, 1990 that the Petition for Variances to permit: a 13' separation between a building and adjoining lot garage in lieu of the required 40' separation for heights between 30' and 40' for lots 1-98, inclusive; a 20' building to building separation in lieu of the required 40' separation for heights between 30' and 40' for lots 1-98, inclusive; a 6' separation from garage to adjoining lot garage in lieu of the required 16' separation for heights between 0' and 20' for lots 1-98, inclusive; window to tract boundary separations of 25' in lieu of the required 35' separation for lots 4-7, inclusive; building to tract boundary separation of 25' in lieu of the required 30' separation for lots 4-7, inclusive; side window to side window separation of 20' in lieu of the required 40' separation for lots 1-98, inclusive; rear window to rear window separations of 30' in lieu of the required 40' separation for lots 18-20, 23, 24, 32-39, 42-48, 59, 60, 67-75 and 88, inclusive; window to side lot line separation of 10' in lieu of the required 15' separation for lots 1-98, inclusive; window to street right-of-way separations of 20' in lieu of the required 25'

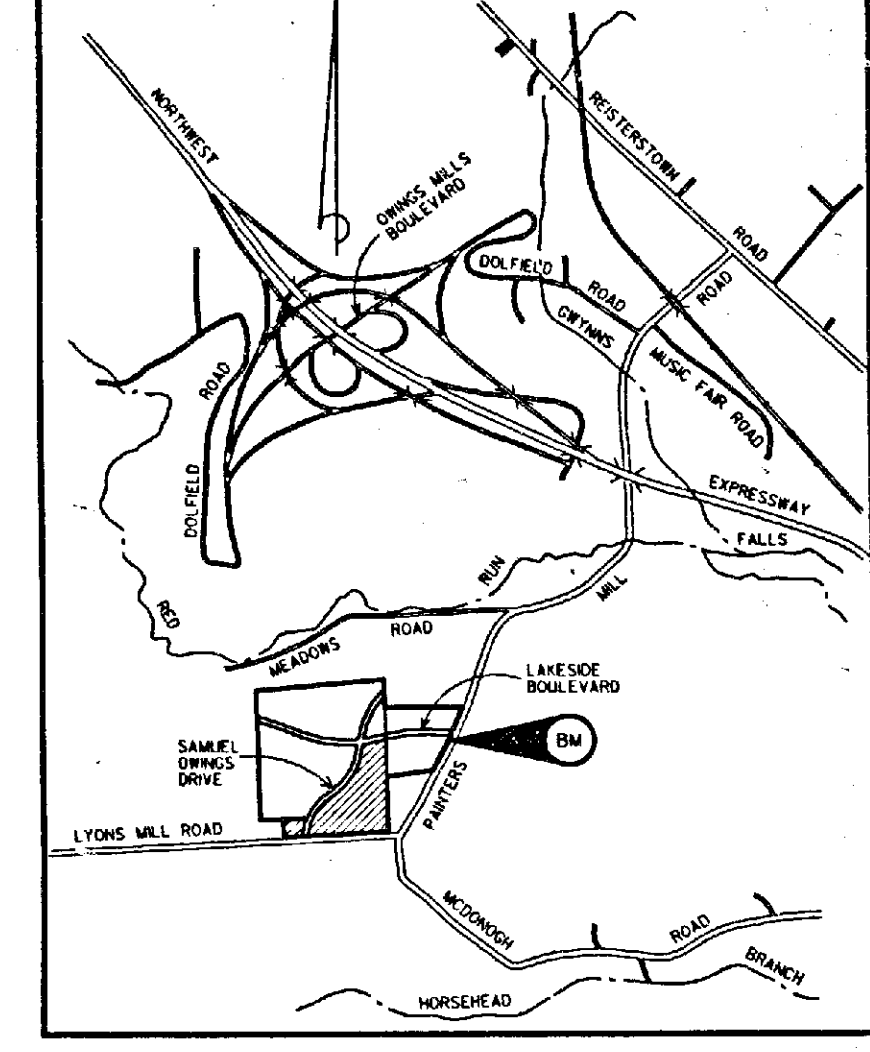
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8



VARIANCES REQUESTED

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LOCATION MAP
SCALE: 1"=2000'

BENCH MARK
BALTIMORE COUNTY NO. 1163
ELEV. 520.26
SET BACK ROAD 1/2 MI. S. MACADAM ON
SOUTHEAST SIDE PAINTERS MILL ROAD.

90-523-A

- General Notes**
- Owner/Applicant: Continental Realty Corporation
c/o Koen Development Co., Inc.
8800 Centre Park Drive, Suite 300
Columbia, MD 21045
(301) 740-1010
 - Election District 2; Council District 3
 - Watermain 28; Sewermain 28
 - Zoning: Current Zoning: DR-16
Proposed Zoning: DR-16
 - Acres: Parcel One = 17.583 Acres ±
Parcel Two = 2.055 Acres ±
Total = 19.638 Acres ±
Parcel One = 19.638 Acres ± includes 1/2 of right-of-way of future Samuel Owings Road and 50 ft. of future Mill Road.
Parcel Two = 2.343 Acres ± includes 1/2 of right-of-way of future Samuel Owings Road.
 - Density: Permitted = 16.0 ± 22.04 ± 352.64 Density Units
Proposed = 98 single family lots, 147 Density Units
(5 Bedrooms @ 1.5 Density Units)
 - Parking: Required = 98 lots @ 2 off-street spaces/lot
Proposed = 136 off-street parking spaces in addition to garage spaces
Off-street parking spaces shall be a durable surface to be determined by owner/applicant.
 - The locations of all principal buildings within a minimum distance of 200 feet of this property area are as shown on the 200' scale zoning map.
 - All on-site lighting will be arranged so as to not shine or reflect on adjoining premises or vehicles.
 - There are no streams or open drainage courses on or within 50 feet of the property.
 - The site will be served by public water, sewer and storm drain systems.
 - Fire hydrants will be located in accordance with Baltimore County Fire Design Manual and the Fire Prevention Code.
 - On-site utilities are not shown to the petition and are not shown for purposes of clarity.
 - ALL EXISTING STRUCTURES ARE SHOWN AND WILL BE REMOVED.

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD 21204
TELEPHONE: 301-296-3333

PLAT TO ACCOMPANY PETITION FOR VARIANCES

SECTION 2
VILLAGE OF PAINTERS MILL
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
COUNCIL DISTRICT 3 #317

SCALE: 1"= 50'

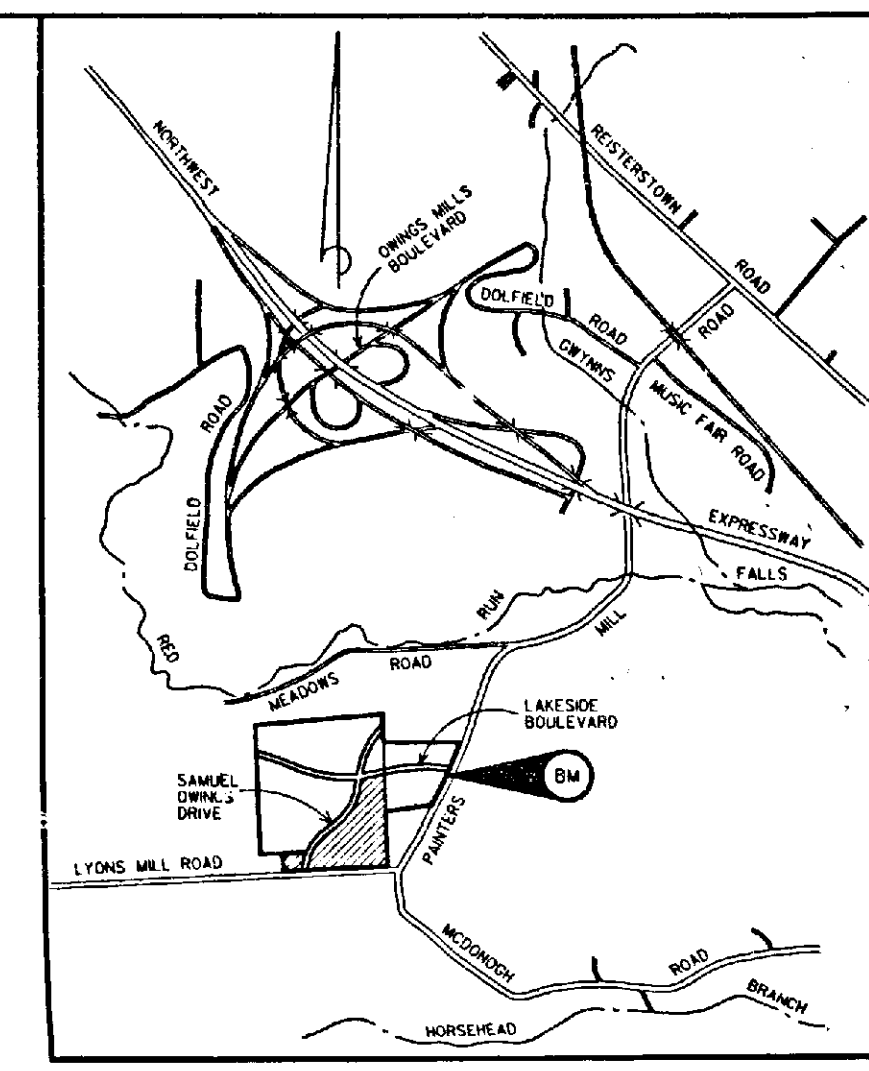
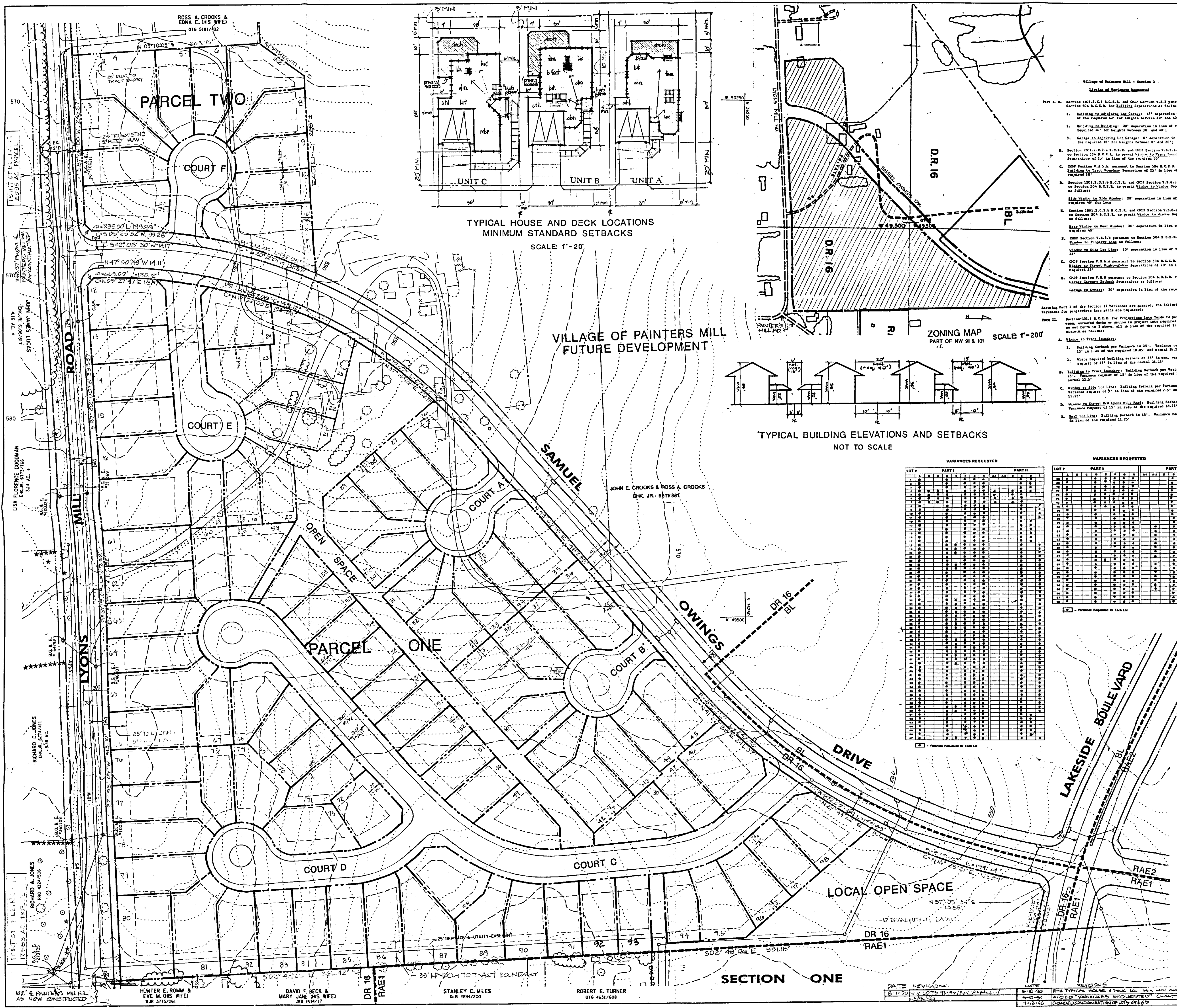
PRINTED
MAY 11 1990
DAFT-McCUNE-WALKER, INC.

REVISIONS

DATE	REVISIONS
2-06-90	ADDED DECK SETBACK VARIANCES
2-26-90	REV. COUNTY E. APPROVAL NOTE
3-13-90	ADDED TYP. HOUSE & DECK LOC.
3-13-90	ADDED VARIANCES REQUESTED
3-13-90	ADDED TYP. HOUSE & DECK LOC.
3-13-90	ADDED TYP. HOUSE & DECK LOC.

JOB ORDER NO.
85020A-8

ISSUE DATE
12-11-89



GENERAL NOTES

- Owner/Applicant: Continental Realty Corporation, c/o Kren Development Co., Inc., 800 Centre Park Drive, Suite 300, Columbia, MD 21040, (301) 740-1010
- Election District 21; Council District 31; Census Tract 6021
- Veterans 28; Submerged 66
- Zoning: Current Zone: DR-16, Proposed Zone: DR-16
- Acres: Parcel One = 37.383 Acres ±, Parcel Two = 2.035 Acres ±, Total = 39.418 Acres ±. Gross Area: Parcel One = 39.418 Acres ± includes 1/2 of right-of-way of future Samuel Owings Road and 30 ft. of Lyons Mill Road. Parcel Two = 2.035 Acres ± includes 1/2 of right-of-way of future Samuel Owings Road. Total = 39.418 Acres ±
- Density: Permitted = 16.0 x 22.04 = 352.64 Density Units, Proposed = 96 single family lots, 147 Density Units (2 bedrooms @ 1.5 Density Units)
- Parking: Required = 96 lots @ 2 off-street spaces/lot, Proposed = 120 spaces in addition to garage spaces. Off-street parking surface shall be a dustless surface to be determined by owner/applicant.
- The locations of all principal buildings within a minimum distance of 200 feet of this property are as shown on the 200' scale zoning map.
- All on-site lighting will be arranged so as to not shine or reflect on adjoining premises or vehicles.
- There are no streams or open drainage courses on or within 50 feet of the property.
- The site will be served by public water, sewer and storm drain systems.
- Fire hydrants will be located in accordance with Baltimore County Fire Design Manual and the Fire Prevention Code.
- On-site utilities are not shown on the petition and are not shown for purposes of clarity.
- ALL EXISTING STRUCTURES ARE SHOWN AND WILL BE REMOVED.

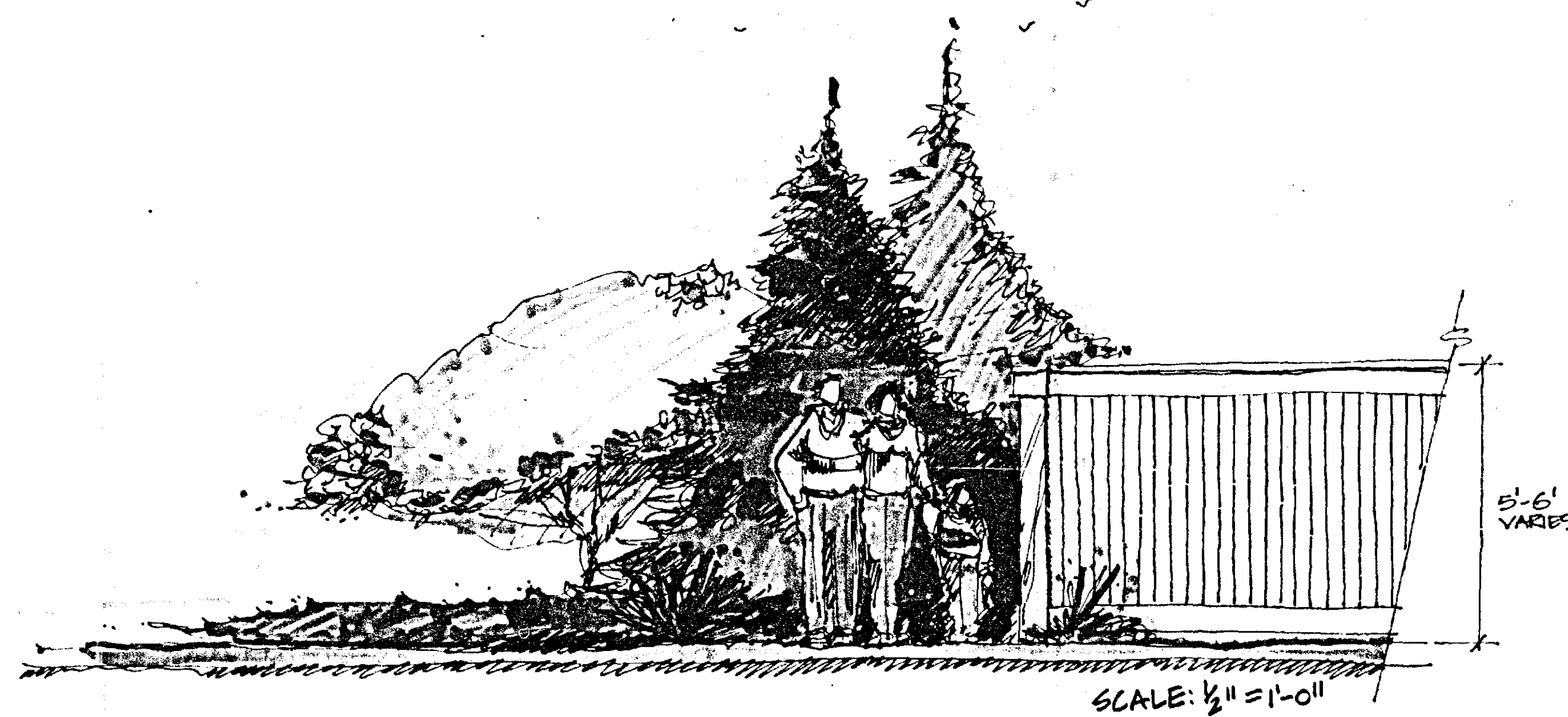
DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
700 EAST PENNSYLVANIA AVENUE
TOWSON, MD 21204
TELEPHONE 301-296-3533

**PLAT TO ACCOMPANY
PETITION FOR VARIANCES
EXHIBIT 1a
SECTION 2
VILLAGE OF PAINTERS MILL
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
COUNCIL DISTRICT 3**

DATE **REVISIONS**

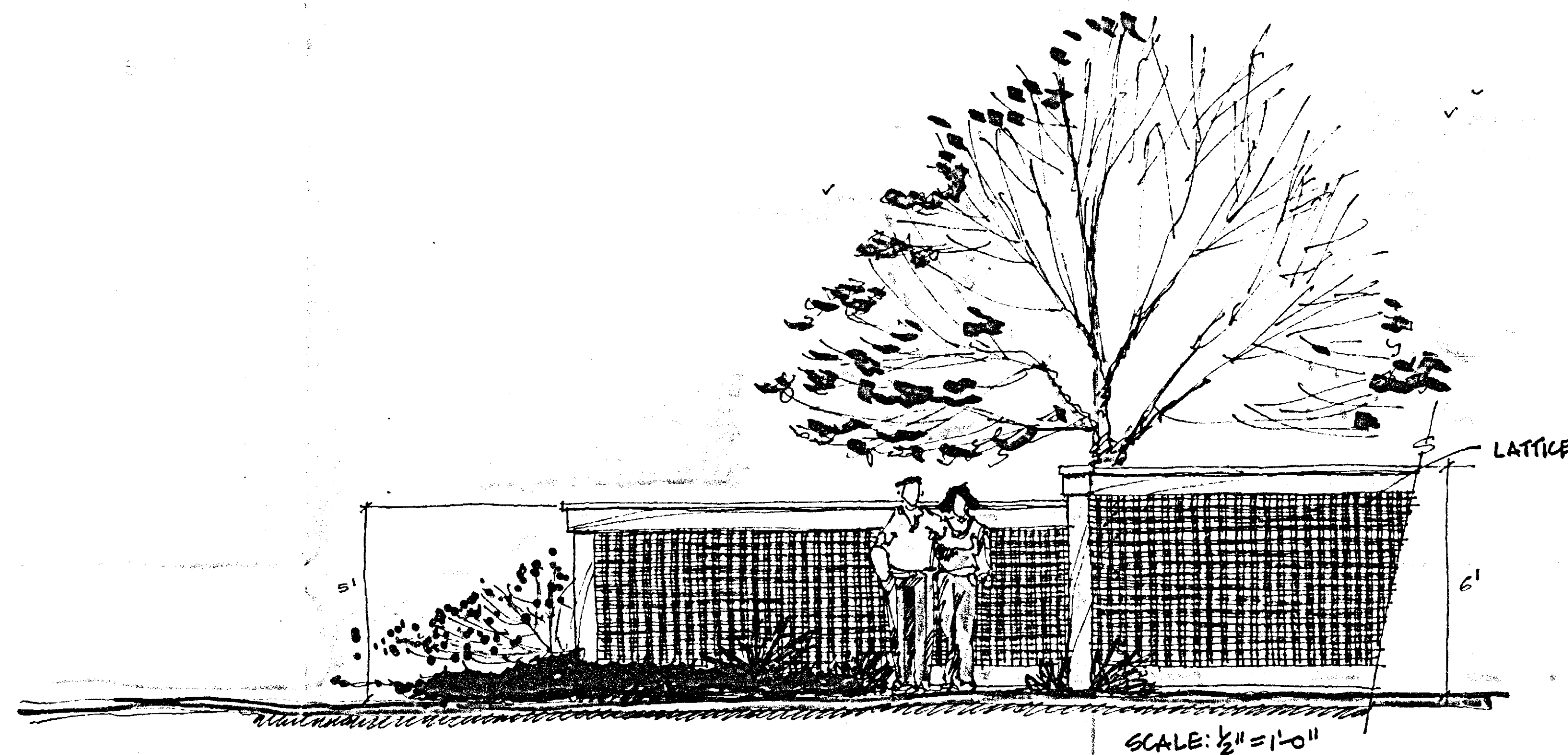
DATE	REVISIONS
8-10-90	ADDED DECK SETBACK VARIANCES
8-10-90	REMOVED SETBACK VARIANCES
8-10-90	ADDED VARIANCES REQUESTED
8-10-90	CHANGED DIMENSIONS OF LOT 11

SCALE: 1" = 50'
JOB ORDER NO. 85020A-8
ISSUE DATE 12-11-89



PRIVACY FENCE FOR USE ALONG LYONS MILL ROAD
AND SAMUEL OWINGS DRIVE
VILLAGE
OF
PAINTERS
MILL

DAFT MCCUNE WALKER INC. 7/11/90 #85020 A-9



PRIVACY SCREEN FOR FRONT ENTRY AND DECK AREAS
VILLAGE
OF
PAINTERS
MILL

DAFT MCCUNE WALKER INC. 7/11/90 #85020 A-9

separation for lots 1-98, inclusive; garage to street separation of 20' in lieu of the required 22' separation for lots 1-98, inclusive are hereby granted.

Based upon the granting of the previous variances, a window to tract boundary of 15' in lieu of the required 18.75' (per building setback variance of 25') for lots 4-7, 80-87, 89-95 inclusive; a window to tract boundary of 25' in lieu of the required 26.25' (per required building setback of 35') for lots 80-87, 89-95, inclusive; a building to tract boundary of 15' in lieu of the required 18.75' (per building setback variance of 25') for lots 4-7, inclusive; window to side lot line variances of 3' in lieu of the required 7.5' (per building setback variance of 10') for lots 1-98, inclusive; a window to street right-of-way setback of 15' in lieu of the required 18.75' (per building setback of 25') for lots 1-4, 12-17, 61-66 and 76-80, inclusive; a rear lot line setback of 5' in lieu of the required 11.25' (per building setback of 15') for lots 8-11, 18-60, 67-75, 88, and 96-98 inclusive are hereby granted; all variances as more particularly described in Petitioner's Exhibit 1.A and as set forth for each lot on Exhibit B, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- (1) The petitioner may apply for its building permit and be granted same upon receipt of this order; however, petitioner is hereby made aware that proceeding at this time is at its own risk until such date as the thirty-day appellate process from this order has expired. If, for whatever reason, this order is reversed the

9

petitioner would be required to return, and be responsible for returning, said property to its original condition.

- (2) Pursuant to Petitioner's Exhibit C (Fencing Plan), Petitioner is responsible for the construction of a fence along Lyons Mill Road in the location shown on Exhibit C, construction to begin upon the completion of the houses backing thereon.
- (3) The Petitioner shall restrict fences to the combination of types and locations shown in Petitioner's Exhibit C.
- (4) There shall be no covered decks, patios, or sheds on any lot.
- (5) Petitioner has submitted a schematic landscape plan for review and approval by the Deputy Director of Planning; prior to the issuance of any building permits, Petitioner shall submit a detailed landscape plan approved by the Deputy Director of Planning which shall be submitted to the Deputy Zoning Commissioner for inclusion in this case record.
- (6) Prior to the issuance of any occupancy permit for any home or the sale of any lot, Petitioner shall provide the Deputy Zoning Commissioner with evidence that restriction numbers 3 and 4 are contained in an agreement recorded among the Land Records of Baltimore County.
- (7) Prior to the issuance of any building permit, a new site plan shall be submitted to the Deputy Zoning Commissioner evidencing that the open space access to the development has been relocated between lots 94 and 95.
- (8) When applying for a building permit, the site plan and detailed landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

FNFA0223.JRA

10

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

October 10, 1990

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Townson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Lyons Mill Road, 102' NW of the C/I of Painters Mill Road
2nd Election District - 3rd Councilmanic District
Estate of John E. Crooks, et al - Petitioners
Case No. 90-523-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

cc: Ms. Susan O. Turner
4514 Painters Mill Road, Owings Mills, Md. 21117

Mr. Stanley C. Miles
4508 Painters Mill Road, Owings Mills, Md. 21117

Mr. D. F. Beck
4502 Painters Mill Road, Owings Mills, Md. 21117

Ms. Mary M. Romm
4500 Painters Mill Road, Owings Mills, Md. 21117

Ms. Frances H. Prochaska
3000 McDonough Road, Owings Mills, Md. 21117

Mr. J. Lucas
4655 Park Avenue, Ellicott City, Md. 21043

People's Counsel; File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY. 90-523-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section See Attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Continental Realty Corp. Legal Owner(s): Estate of John E. Crooks

By: J. Robert Haines, Jr. Signature Personal Representatives

17 West Pennsylvania Avenue, Baltimore, Maryland 21205

John B. Howard, Esquire, 618 Morelock Schoolhouse Road, Westminster, MD, 21157

210 Allegheny Avenue, Towson, Maryland 21204

Attorney's Telephone No: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this day of

1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of 1990 at o'clock

M. J. Robert Haines, Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

mk-3/15/10
anal anytime
the + for hearing

(over)

90-523-A

VARIANCES REQUESTED

LOT #	PART I														PART II																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	IJ	JK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YY	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY

Legend - Variance Requested for Each Lot

PART I

Variations: For Building Separations for Lots 1-98, inclusive as follows:
(1) Building to adjoining lot garage - 13 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft;
(2) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft;
(3) Garage to adjoining lot garage - 6 ft. separation in lieu of the required 16 ft. for heights between 0 ft. and 20 ft.

Variation: To permit window to tract boundary separations of 25 ft. in lieu of the required 35 ft. for Lots 4, 5, 6, 7, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, and 95.
Variation: To permit building to tract boundary separations of 25 ft. in lieu of the required 30 ft. for Lots 4, 5, 6, 7, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, and 95.

Variation: To permit window to window separations as follows: (1) Side Window to Side Window - 20 ft. separation in lieu of the required 40 ft. for Lots 1 - 98, inclusive.
(2) Rear Window to Rear Window - 30 ft. separation in lieu of the required 40 ft. for Lots 18, 19, 20, 23, 24, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, and 88.

Variation: To permit window to property line separation as follows: (1) Window to Side Lot Line - 10 ft. separation in lieu of the required 15 ft. for Lots 1 - 98, inclusive.
Variation: To permit Window to Street Right-of-Way separations of 20 ft. in lieu of the required 25 ft. for Lots 1 - 98, inclusive.

Variation: To permit Garage Caspout Setback separations as follows: (1) Garage to Street - 20 ft. separation in lieu of the required 22 ft. for Lots 1 - 98, inclusive.

ASSUMING PART I OF THE SECTION II VARIANCES ARE GRANTED, THE FOLLOWING VARIANCES FOR PROJECTIONS INTO YARDS ARE REQUESTED:

PART II
Variation: For Projections into yards to permit open, unroofed decks or patios to project into required yards, as set forth in I above, all in lieu of the required 25' minimum as follows: (1) Window to Tract Boundary - Building setback per variance is 25 ft. Variance request of 15 ft. in lieu of the required 18.75 ft. and normal 26.25 ft. for Lots 4, 5, 6, 7, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, and 95.

(2) Building to building - Building setback per variance is 25 ft. Variance request of 15 ft. in lieu of the required 18.75 ft. and normal 22.5 ft. for Lots 4, 5, 6, 7, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, and 95.

(3) Window to side lot line - Building setback per variance is 10 ft. Variance request of 0 ft. in lieu of the required 7.5 ft. and normal 11.25 ft. for Lots 1 - 98, inclusive.

(4) Window to street right-of-way Lyons Mill Road - Building setback is 25 ft. Variance request of 15 ft. in lieu of the required 18.75 ft. for Lots 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 88, 89, 90, 91, 92, 93, 94, and 95.

(5) Rear Lot Line - Building setback is 15 ft. Variance request of 5 ft. in lieu of the required 11.25 ft. for Lots 8, 9, 10, 11, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 88, 89, 90, 91, 92, 93, 94, and 95.

DAFT-MCUNE WALKER, INC. 200 East Pennsylvania Avenue, Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Land Planning & Development Consultants



Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Zoning Description

Two Parcels, North Side of Lyons Mill Road,

West of Painters Mill Road,

Second Election District, Baltimore County, Maryland

Beginning for the first parcel on the north side of Lyons Mill Road, 70 feet wide, and at a point located North 02 degrees 07 minutes 00 seconds West 35.00 feet from a point on the center line of said Lyons Mill Road, said last mentioned point being distant 102.00 feet, as measured northwesterly and westerly along said center line of Lyons Mill Road from its intersection with the center line of Painters Mill Road, as now constructed, running from the aforementioned beginning point and binding on said north side of Lyons Mill Road three courses: (1) South 87 degrees 53 minutes 00 seconds West 513.10 feet, (2) Westerly, by a curve to the left with the radius of 6775.68 feet, the arc distance of 100.52 feet, the chord of said arc being South 87 degrees 27 minutes 30 seconds West 100.52 feet, and (3) South 87 degrees 02 minutes 00 seconds West 393.87 feet, thence ten courses: (4) North 47 degrees 50 minutes 49 seconds West 14.11 feet, (5) Northerly, by a curve to the right with the radius of 665.00 feet, the arc distance of 180.12 feet, the chord of said arc being North 05 degrees 27 minutes 47 seconds East 179.57 feet, (6) Northeasterly, by a curve to the right with the radius of 667.00 feet, the arc distance of 143.12 feet, the chord of

Page 1 of 3

said arc being North 17 degrees 22 minutes 00 seconds East 142.85 feet, (7) Northeasterly, by a curve to the right with the radius of 670.00 feet, the arc distance of 274.85 feet, the chord of said arc being North 37 degrees 15 minutes 08 seconds East 272.93 feet, (8) North 49 degrees 00 minutes 15 seconds East 487.32 feet, (9) Northeasterly, by a curve to the left with the radius of 670.00 feet, the arc distance of 242.76 feet, the chord of said arc being North 41 degrees 00 minutes 38 seconds East 241.97 feet, (10) Northeasterly, by a curve to the left with the radius of 672.00 feet, the arc distance of 155.89 feet, the chord of said arc being North 29 degrees 44 minutes 02 seconds East 155.68 feet, (11) Northeasterly, by a curve to the left with the radius of 875.00 feet, the arc distance of 194.34 feet, the chord of said arc being North 16 degrees 25 minutes 21 seconds East 193.94 feet (12) North 57 degrees 05 minutes 34 seconds East 13.55 feet, and (13) Southeasterly, by a curve to the left with the radius of 1040.00 feet, the arc distance of 59.04 feet, the chord of said arc being South 77 degrees 26 minutes 56 seconds East 59.03 feet, thence binding on the line between the area zoned "RAE-1" and the area zoned "D.R. 16" and shown on the Official Zoning Map of Baltimore County, Sheets N.W. 9-I and N.W. 10-I, (14) South 02 degrees 48 minutes 06 seconds East 951.18 feet, and thence (15) South 02 degrees 48 minutes 06 seconds East 366.42 feet to the point of beginning; containing 17.583 acres of land, more or less.

Page 2 of 3

90-523-A

Beginning for the second parcel on the north side of Lyons Mill Road, 70 feet wide, and at a point located North 02 degrees 58 minutes 00 seconds West 35.00 feet from a point on the center line of said Lyons Mill Road, said last mentioned point being distant 1198.97 feet, as measured northwesterly and westerly along said center line of Lyons Mill Road from its intersection with the center line of Painters Mill Road, as now constructed, running from the aforementioned beginning point and binding on said north side of Lyons Mill Road, (1) South 87 degrees 02 minutes 00 seconds West 246.87 feet, thence six courses: (2) North 03 degrees 10 minutes 05 seconds West 263.76 feet, (3) Northeastly 82 feet, more or less, (4) Easterly 288 feet, more or less, (5) Southwesterly, by a curve to the left with the radius of 732.00 feet, the arc distance of 132.05 feet, the chord of said arc being South 05 degrees 25 minutes 52 seconds West 199.28 feet, and (7) South 42 degrees 08 minutes 30 seconds West 14.17 feet to the point of beginning; containing 2.095 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONVEYANCE.

November 28, 1989

Our Job No. 85020.AB (L65020AB)

Page 3 of 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 1990

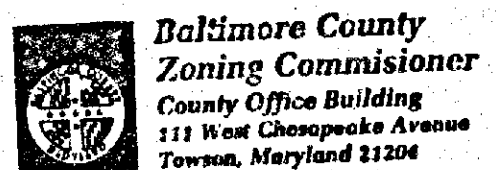
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 21, 1990

THE JEFFERSONIAN,

S. Zafe

Publisher

PO 105524



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 7/18/90

PUBLIC HEARING FEES

OBO - POSTING SIGNS / ADVERTISING 1 X \$501.78

TOTAL: \$501.78

LAST NAME OF OWNER: CONTINENTAL REALTY

Cashier Validation:

Please make checks payable to:

0400400631CHRC \$501.78
BA C00B145M07-19-90
Baltimore County

receipt

Account: R-001-6150
Number: 1742

Date: 3/15/90 H9000317

QTY	PRICE
020 - ZONING VARIANCE (OTHER)	\$175.00
TOTAL:	\$175.00

LAST NAME OF OWNER: CONTINENTAL REALTY

B 0155*****175001: 0168F
Please make checks payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: June 30, 1990

Posted for: Variance

Petitioner: Continental Realty Corporation

Location of property: N/S Lyons Mill Road, 102' NW of c/c of Painters Mill Road

Location of Sign: North side of Lyons Mill Road, approx. 400' West of Painters Mill Road

Remarks:

Posted by: S. J. Grata Date of return: July 6, 1990

Number of Signs: 4

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

Continental Realty Corp.
17 West Pennsylvania Avenue
P. O. Box 10147
Baltimore, Maryland 21205

ATTN: JOHN A. LEUTKEMEYER, JR.

Re:

Petition for Zoning Variance
CASE NUMBER: 90-523-A
N/S Lyons Mill Road, 102' NW of c/c of Painters Mill Road
2nd Election District - 3rd Council District
Legal Owner(s): Estate of John E. Crooks
Contract Purchaser(s): Continental Realty Corporation
HEARING: WEDNESDAY, JULY 18, 1990 at 9:30 a.m.

Please be advised that \$501.78 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland Fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
ZONING COMMISSIONER

JRH:js
cc: John B. Howard, Esq.

CERTIFICATE OF PUBLICATION

Pikesville, Md., June 20, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 21st day of June 1990 the first publication appearing on the 20th day of June, 1990 the second publication appearing on the 27th day of June, 1990 the third publication appearing on the 28th day of June, 1990

THE NORTHWEST STAR

Manager: Joe Cuck

Cost of Advertisement: P.88-

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-523-A
N/S Lyons Mill Road, 102' NW of c/c of Painters Mill Road
2nd Election District - 3rd Council District
Legal Owner(s): Estate of John E. Crooks
Contract Purchaser(s): Continental Realty Corporation
HEARING: WEDNESDAY, JULY 18, 1990 at 9:30 a.m.

PART I
Distances for Building Separations for Lots 1-98, inclusive, as follows:
(1) Building to adjoining lot garage - 13 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(2) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(3) Garage to adjoining lot garage - 8 ft. separation in lieu of the required 16 ft. for heights between 0 ft. and 20 ft.
Distances for Building Separations for Lots 99-100, inclusive, as follows:
(1) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(2) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(3) Garage to adjoining lot garage - 8 ft. separation in lieu of the required 16 ft. for heights between 0 ft. and 20 ft.
Distances for Building Separations for Lots 101-102, inclusive, as follows:
(1) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(2) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(3) Garage to adjoining lot garage - 8 ft. separation in lieu of the required 16 ft. for heights between 0 ft. and 20 ft.

PART II
Distances for Projections into yards to permit open, unroofed decks or patios to project into required yards, as set forth in 1 above, all in lieu of the required 25 ft. minimum as follows: (1) Window to Tract Boundary - Building setbacks per variance 15 ft. in lieu of the required 25 ft. for Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGAL NOTICE

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Petition for Zoning Variance
CASE NUMBER: 90-523-A
N/S Lyons Mill Road, 102' NW of c/c of Painters Mill Road
2nd Election District - 3rd Council District
Legal Owner(s): Estate of John E. Crooks
Contract Purchaser(s): Continental Realty Corporation
HEARING: WEDNESDAY, JULY 18, 1990 at 9:30 a.m.

PART I
Distances for Building Separations for Lots 1-98, inclusive, as follows:
(1) Building to adjoining lot garage - 13 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(2) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(3) Garage to adjoining lot garage - 8 ft. separation in lieu of the required 16 ft. for heights between 0 ft. and 20 ft.
Distances for Building Separations for Lots 99-100, inclusive, as follows:
(1) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(2) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(3) Garage to adjoining lot garage - 8 ft. separation in lieu of the required 16 ft. for heights between 0 ft. and 20 ft.
Distances for Building Separations for Lots 101-102, inclusive, as follows:
(1) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(2) Building to building - 20 ft. separation in lieu of the required 40 ft. for heights between 30 ft. and 40 ft.
(3) Garage to adjoining lot garage - 8 ft. separation in lieu of the required 16 ft. for heights between 0 ft. and 20 ft.

PART II
Distances for Projections into yards to permit open, unroofed decks or patios to project into required yards, as set forth in 1 above, all in lieu of the required 25 ft. minimum as follows: (1) Window to Tract Boundary - Building setbacks per variance 15 ft. in lieu of the required 25 ft. for Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 53

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 5, 1990

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 317, Case No. 90-523-A
Petitioner: Ross A. Crooks, et al
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Ross A. Crooks
Continental Realty

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
17th day of May, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Ross A. Crooks, et al

Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: May 17, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Village of Painters Mill

INFORMATION:

Application Number: 317
Petitioner: Continental Realty Corp.
17 West Pennsylvania Avenue
Baltimore, Maryland 21285
Property Location: Northwest corner of Lyons Mill Road
and Painters Mill
Property Size: 22.0398+ acres
Zoning: DR-16
Requested Action: Variances to building setbacks
Hearing Date: / /
Attachments: A. Vicinity Map
B. Interagency Comments

SUMMARY AND RECOMMENDATION:

SUMMARY

The Petitioner is requesting a series of variances to allow the development of a compact single-family development. The development in many respects represents a zero lot line type project. In this particular development, however, the houses retain their access around the entire building, rather than relying upon an adjacent building to provide a yard wall. In developments such as these, the primary issues regarding land use planning and habitability of the buildings include the following:

- Uniform opaque fencing with landscaping on the outside need to be utilized to maintain privacy for homeowners, and assure that the public streetscape will maintain a visually

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 23, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lvw

RECEIVED
MAY 23 1990
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reincke
Chief

APRIL 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ESTATE OF JOHN E. CROOKS
Location: N/S LYONS MILL ROAD
Item No.: 317 Zoning Agenda: APRIL 3, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and Approved: *Captain W. F. Bowling*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990
FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320. For Items 309, 314, 315 and 317 the previous County Review Group comments apply.

For Item 316, a County Review Group meeting may be required.

For Item 321, a County Review Group meeting may be required. Neither lot has in-fee frontage to a public road.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

90-523-A

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 3/16/90
PRE-CRG DATE: 3/5/90

FROM: ZONING OFFICE

PROJECT NAME: Village of Painters Mill
(Section II)

PLAN: 2/1/90

REV: 3/8/90

REV:

LOCATION: N/S Lyons Mill Road,
W of Painters Mill Road

DISTRICT: 2c3

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(RA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify many obvious conflicts with the Baltimore County Zoning Regulations and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning conflicts must be identified conspicuously on the plan by a lot chart under "Zoning Public Hearing Requests". The assistance received at the time of filing zoning petitions and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any public hearing requests:

1. Zoning, Density, Overall Plan -- Correct the zoning on the plan to agree with the official 1988 zoning map #NW 9510.1. Adjust the density calculations accordingly and include overall density chart on sheet #2 of 2 with the following quantities for Section I, Section II and Future and Total Remaining: Zoning Areas - R.A.E.-1, R.A.E.-2, D.R.-16, B.L. (F.A.R.), B.L. (Density), Total; Number of Density Units Proposed by Zone and Section - Efficiencies, 1 Bedroom, 2 Bedrooms, 3+ Bedrooms, B.L. (Density), and Total. It must be conspicuously noted on the plan that all zones must be self-sufficient with respect to density. Also provide an overall plan detail for the future section as a required (provisionary) section adjoining the new Section II. Clearly indicate the "OLD" phase line on sheet #2 of 2 as amended on this new 2nd amended C.R.G. plan, which should be referenced in the title block.

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Village of Painters Mill (Section II)
CRG DATE: 3/16/90
PRE-CRG DATE: 3/5/90
PAGE 2

90-523-A

2. Zoning Hearings -- Amend note #15 and provide a 3rd sheet for zoning hearings. Due to the fact that many variances are required throughout the subdivision on each lot and that the quantity and category of relief varies from lot to lot and that all variances on single-family lots are LOT SPECIFIC; therefore, each lot must be identified #1-#28 with the specific variance requests by LOT, SECTION AND ORIENTATION ON THE PLAN. All 15 categories and quantity of relief must be specified by SECTION AND ORIENTATION AND REQUIRED AND PROPOSED ALL ON THE PLAN. All variances pursuant to Section 301.1 must be based on the REQUIRED SETBACK, not the variances setback. 3/12/90- A LOT PRIORITY CHART IS REQUIRED

Also the 3rd sheet must include scale, height diagrams including the component building heights and all anticipated facing elevation profiles that require a variance and are proposed in the subdivision. The required building separation profile that represent the facing elevations that will not require a variance must also be shown on the plan. Include window locations on the typical lot plans. Add variances for any lots with buildings proposed in the R.A.E.-1 zone.

3. Shared Driveways, Parking -- The twelve sets of shared driveways must be designed to provide ample outside vehicle parking and maneuvering so as not to conflict with any other dwelling access or property line and to provide an equally divided in-fee street access with recorded easements. On the short courts, where would overflow and visitor parking be permitted to park?

4. General -- Dimension all lines of subdivision as they do not conform to the typicals. Provide the REQUIRED street and tract boundary setbacks on the plan. Provide typical floor plans and use areas identified with the square footage. In general note #8 clarify WHEN AND WHO IS RESPONSIBLE? Include proposed decks on all non-rectangular lots; number all lots; reference zoning hearing on Section I, 88-343-A, what was granted and the date.

5. Final zoning approval of the Final Development Plan is contingent first upon all plan comments being addressed on the C.R.G. and zoning petition site plans and finally, the outcome of the public hearings.

WCR
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BETH AIR, MD
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

ROBERT A. HOFFMAN

February 15, 1991

494-9162

RECEIVED
FEB 19 1991

ZONING OFFICE

Ann M. Nastarowicz
Deputy Zoning Commissioner
First Floor
County Office Building
Towson, Maryland 21204

RE: Local Open Space Relocation; Case No.: 90-523-A

Dear Ms. Nastarowicz:

Consistent with your Order in the above-referenced case the open space access to the development has been relocated from between Lots 92 and 93 to between Lots 94 and 95, as indicated on the enclosed plan.

If you have any questions or comments please do not hesitate to contact me.

Very truly yours,

Robert A. Hoffman
Robert A. Hoffman

RAH/cac
enclosure

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
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210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

ROBERT A. HOFFMAN

October 9, 1990

301 494-9179

Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variances, Case No.: 90-523-A,
Estate of John E. Crookes, et al., Petitioners

Dear Commissioner Nastarowicz:

At the request of Robert A. Hoffman of this office, I am forwarding to you the proposed Order in the above-referenced case that was revised pursuant to your discussion with Rob Hoffman.

Please contact Rob Hoffman with any comments or questions you may have.

Very truly yours,

James R. Andersen
James R. Andersen

JRA:ekm
enclosure
cc: Robert A. Hoffman, Esquire

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
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210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

ROBERT A. HOFFMAN

September 28, 1990

301 494-9179

Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variances, Case No.: 90-523-A,
Franklin Boulevard Limited Partnership, Petitioner

Dear Commissioner Nastarowicz:

At the request of Robert A. Hoffman of this office, I am forwarding to you the proposed Order in the above-referenced case that was revised pursuant to your earlier comments. I have confirmed with George Gavrellis of Daft-McCune-Walker that the open space access to the development was to be relocated between lots 92 and 93 in accordance with comments made at the hearing.

Please contact Rob Hoffman with any comments or questions you may have.

Very truly yours,

James R. Andersen
James R. Andersen

JRA:ekm
enclosure
cc: Robert A. Hoffman, Esquire

RECEIVED
OCT 1 1990
ZONING OFFICE



211 Schilling Circle
Hunt Valley, MD 21031
September 5, 1990

RECEIVED
SEP 7 1990

ZONING OFFICE

Mr. Steven Koren
Koren Development Co., Inc.
Suite 207
8808 Center Park Drive
Columbia, MD 21045

Dear Mr. Koren:

The Executive Board of RENEW Inc. wishes to thank you for meeting with us. Your explanation of the reasoning behind what appeared to be an unusually large number of variances was lucid, and the Board was impressed with your presentation.

It was the decision of the Executive Board to take no position at this time on the variances, and we will recommend to our General Membership that RENEW not oppose the variances which you are requesting, at this time.

It is our understanding that the revised design criteria will take into account the additional water runoff that will result, and we would ask that you advise us on this aspect when your final plans are ready.

RENEW also would be most appreciative if you would keep us informed on a continuing basis of the plans for your undeveloped land in the subject area, as these plans progress. We would also appreciate your notifying us should there be any non-trivial changes in the development which you reviewed with us.

RENEW currently represents 2,310 families residing in Randallstown, south Owings Mills, western 21207, west Pikesville, and Holbrook. We will pass along to our General Membership the information which you kindly provided to us, along with our recommendations. Again, thank you for your time.

Yours truly,
Stephen D. Goldbloom
Stephen D. Goldbloom,
Corresponding Secretary
RENEW Inc.

cc: Councilman C. A. Dutch Ruppersberger III
Anne Nastanowicz,
Deputy Zoning Commissioner

3718 Norburn Road □ Randallstown, Maryland 21133 □ (301) 655-1244

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BETH AIR, MD
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

ROBERT A. HOFFMAN

August 24, 1990

494-9162

RECEIVED
AUG 27 1990

ZONING OFFICE

HAND DELIVERED

Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: In Re: Petition for Variances, Northwest Corner of Lyons Mill Road and Painters Mill Road, Case No.: 90-523-A

Dear Ms. Nastarowicz:

Enclosed please find the following:

- (1) proposed Findings of Fact and Conclusions of Law,
- (2) a revised Plat to Accompany Petition for Variances labeled Petitioner's Exhibit 1.A,
- (3) a listing of all variances requested on a lot by lot basis labeled Petitioner's Exhibit B, and
- (4) a fencing plan labeled Petitioner's Exhibit C.

The above incorporates modifications in response to the comments and concerns of Pat Keller, various protestants and you.

Ann M. Nastarowicz
August 24, 1990
Page 2

If you have any questions or comments concerning the enclosed documents, please call me.

Very truly yours,

Robert A. Hoffman
Robert A. Hoffman

JRA:ekm
enclosures
cc: Steven Koren



Registerstown-Owings Mills-Glyndon
Coordinating Council

July 18, 1990

RECEIVED
JUL 23 1990

ZONING OFFICE

Mr. J. Robert Haines, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Case No. 90-523-A
#317

Dear Commissioner Haines:

At its regular meeting on Monday, July 16, 1990, the Executive Board of the Registerstown-Owings Mills-Glyndon Coordinating Council voted unanimously to write you in opposition to the variance requests contained in the above case number.

We are particularly concerned about the requested reductions in separations between buildings, although all of the variance requests will help to establish precedents and modify standards so that properties throughout the county can, and will be, affected.

We know we are late in writing to you, but we hope that you will consider our concerns, both regarding this particular property and with reference to any similar request coming to you in the future.

Faithfully,

Frederick J. Hanna
The Rev. Frederick J. Hanna
Corresponding Secretary

FJH:tm

Copies to:

David Field, Office of Planning & Zoning
Jack Dillon, Office of Planning & Zoning
The Honorable C.A. Dutch Ruppersberger
The Honorable Ronald B. Hickernell
The Honorable Melvin C. Mintz
The Honorable Barbara F. Bachur
The Honorable Norman W. Lauenstein
The Honorable William R. Evans
The Honorable Dale T. Volz

P.O. Box 117 Registerstown, Maryland 21136



TO WHOM IT MAY CONCERN:

Ref: 18 July 1990, 90-523-A, #317

RENEW is opposed to the variances. We represent 2200 families in Randallstown, Owings Mills and Pikesville.

We would like this matter postponed until we can meet with the developer. We have never seen so many variances for so few houses.

The County combined data of two projects sent (to us) in the same envelope and we assume it was the same project.

We would like to have time (we request three months) to look into this matter, to meet with the developer, and to confer - if necessary - with Councilman Ruppersberger, III.

Signed *Dianne Goldbloom*
(Mrs) Dianne Goldbloom
President Elect of RENEW, Inc.

3718 Norburn Road □ Randallstown, Maryland 21133 □ (301) 655-1244

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert Hoffman	210 Allgheny Ave
George E. Gavrielis	200 E. Penn Ave 21204
Steve Koren	2010 201 One Century Park Dr 21045
Wayne Liden	" "
Pam Auerbach	Berkus Court 4600 2nd St S Arlington VA

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
* Susan O. Turner	4514 Painters Mill Road 21117
Stanley C. Miles	4508 Painter Mill Rd. 21117
N. J. Beach	4502 Painters Mill 21117
due - Eric M. Kram	4500 Painter Mill 21117
Frances H. Prochaska	9000 M Drough Road 21117
Prochaska	9000 M Drough Road 21117
J. J. Prochaska	11655 PAXTON ELLICOTT CITY MD

Interested Party

Zoning Case 90-523-A

PETITIONER'S EXHIBIT B

Listing of Variances
Village of Painters Mill

LOT 1

A variance is requested for Lot 1 for the following items:

- Part I. A. Section 1B01.2.C.1 B.C.Z.R. and CMDP Section V.B.3 pursuant to Section 504 B.C.Z.R. for Building Separations as follows:
1. Building to Adjoining Lot Garage: 13' separation in lieu of the required 40' for heights between 30' and 40';
 2. Building to Building: 20' separation in lieu of the required 40' for heights between 30' and 40';
 3. Garage to Adjoining Lot Garage: 6' separation in lieu of the required 16' for heights between 0' and 20';
- D. Section 1B01.2.C.2.b B.C.Z.R. and CMDP Section V.B.6.c pursuant to Section 504 B.C.Z.R. to permit Window to Window Separations as follows:
- Side Window to Side Window: 20' separation in lieu of the required 40'
- F. CMDP Section V.B.6.b pursuant to Section 504 B.C.Z.R. to permit Window to Property Line as follows:
- Window to Side Lot Line: 10' separation in lieu of the required 15'
- G. CMDP Section V.B.6.a pursuant to Section 504 B.C.Z.R. to permit Window to Street Right-of-Way Separations of 20' in lieu of the required 25'
- H. CMDP Section V.B.8 pursuant to Section 504 B.C.Z.R. to permit Garage/Carport Setback Separations as follows:
- Garage to Street: 20' separation in lieu of the required 22'